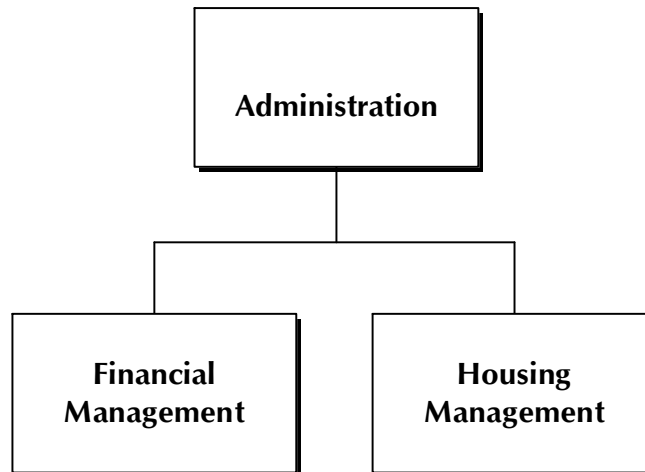


## Fund 967

### Public Housing Program Projects Under Management

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#### **Mission**

To ensure that all tenants of Fairfax County Redevelopment and Housing Authority's (FCRHA) owned and operated public housing units are provided with decent, safe and adequate housing; maintenance and management; social services referrals; and housing counseling.

#### **Focus**

The Federal Public Housing Program is a housing program administered by the U.S. Department of Housing and Urban Development (HUD) to provide funds for rental housing serving low income households that is owned and operated by local housing authorities such as the Fairfax County Redevelopment and Housing Authority (FCRHA). There are two components of this program, with separate funding for operation, and capital improvements. Fund 967 is for management and maintenance of public housing properties and includes an annual federal operating subsidy. Fund 969, Public Housing Under Modernization, provides funds for capital improvements and repairs of existing Public Housing through an annual Capital Fund grant (formerly the Comprehensive Grant).

Revenues are derived from dwelling rents, payments for utilities in excess of FCRHA established standards, investment income, maintenance charges, late fees and HUD provided contributions and subsidies. FY 2005 revenues decrease \$205,227, or 3.7 percent from the FY 2004 Adopted Budget Plan primarily due to a decrease in the Operating Subsidy, \$389,641, based on a formula developed by HUD to provide a mechanism to align expenditures and revenues for public housing authorities. This Operating Subsidy decrease is offset by increases in: Rental Income, \$182,164, due to an average monthly rental increase of \$15.15 per unit/month and an increase of \$2,250 due to an adjustment in the amortization schedule for Federal Financing Bank bonds and U.S. Department of Housing and Urban Development debt service payments.

In addition to the public housing support provided in this Fund, FY 2005 funds totaling \$625,640 are provided in the General Fund, Agency 38, Department of Housing and Community Development in support of refuse collection costs, painting expenses and townhouse/condominium association fees. It should be noted that maintenance and administrative positions providing support for this program are funded in the General Fund.

## Fund 967

### Public Housing Program Projects Under Management

The current income limits for the program as established by HUD as of February 20, 2002 are as follows:

INCOME LIMITS		
Number of Persons	Very Low	Low
1	\$30,450	\$39,550
2	\$34,800	\$45,200
3	\$43,500	\$50,850
4	\$47,000	\$56,500
5	\$50,450	\$61,000
6	\$53,950	\$70,050
7	\$57,400	\$74,600
8	\$57,400	\$71,800

The Public Housing projects, as reflected in the following chart, are located throughout the County.

Project Name	HUD Number	Number of Units	Supervisory District
Audubon Apartments	VA 19-01	46	Lee
Rosedale Manor	VA 19-03	97	Mason
Newington Station	VA 19-04	36	Springfield
The Park	VA 19-06	24	Lee
Shadowood	VA 19-11	16	Hunter Mill
Atrium Apartments	VA 19-13	37	Lee
Villages of Falls Church <sup>1</sup>	VA 19-25	37	Mason
Heritage Woods I	VA 19-26	19	Braddock
Robinson Square	VA 19-27	46	Braddock
Heritage Woods South	VA 19-28	12	Braddock
Sheffield Village	VA 19-29	8	Mt. Vernon
Greenwood	VA 19-30	138	Mason
Briarcliff II	VA 19-31	20	Providence
West Ford II	VA 19-32	22	Mt. Vernon
West Ford I	VA 19-33	24	Mt. Vernon
West Ford III	VA 19-34	59	Mt. Vernon

## Fund 967

### Public Housing Program Projects Under Management

Project Name	HUD Number	Number of Units	Supervisory District
Barros Circle	VA 19-35	44	Sully
Belle View	VA 19-36	40	Mt. Vernon
Kingsley Park	VA 19-38	108	Providence
Scattered Sites	VA 19-39	25	Various
Reston Town Center	VA 19-40	30	Hunter Mill
Old Mill	VA 19-42	48	Lee
Ragan Oaks	VA 19-45	51	Sully
Tavenner Lane <sup>2</sup>	VA 19-51	12	Lee
Waters Edge	VA 19-52	9	Sully
West Glade <sup>2</sup>	VA 19-55	50	Hunter Mill
Scattered ADU Sites	VA 19-56	7	Various
<b>Total Units<sup>3</sup></b>		<b>1,065</b>	

<sup>1</sup> This HUD project includes one unit at Heritage Woods South in Braddock District.

<sup>2</sup> Property is owned by a limited partnership of which the FCRHA is the managing general partner. Therefore, rental revenue and other expenses for this property are not reported in Fund 967.

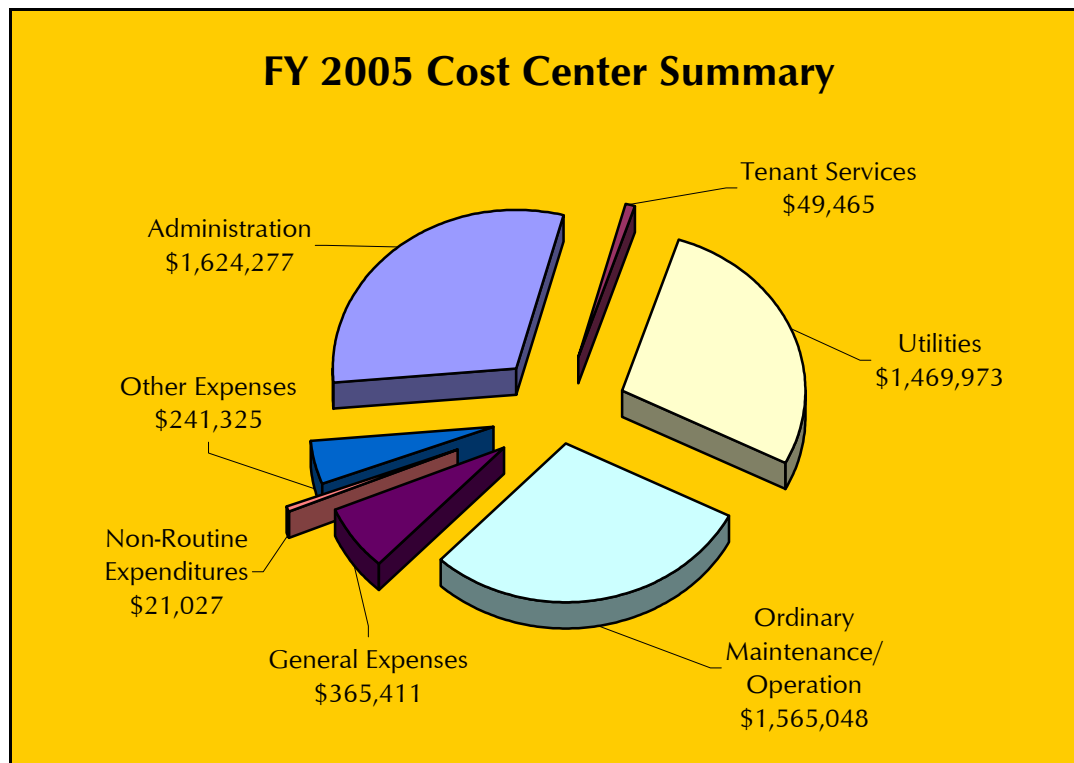
<sup>3</sup> There are projected to be 1,065 units of Public Housing; however, only 1,001 are income producing. There are two units off-line, one of which is used as an office and the other as a community room. Per HUD guidelines, the community room is not reported to HUD when requesting Operating Subsidy. Tavenner Lane and West Glade are reported separately when reporting to HUD. The FY 2005 vacancy rate is projected to be approximately one percent for public housing properties.

# Fund 967

## Public Housing Program Projects Under Management

### Budget and Staff Resources

Agency Summary					
Category	FY 2003 Actual	FY 2004 Adopted Budget Plan	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan	FY 2005 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	41/ 40.5	41/ 40.5	43/ 42.5	43/ 42.5	43/ 42.5
Expenditures					
Personnel Services	\$1,884,922	\$1,900,377	\$1,994,435	\$1,972,546	\$1,972,546
Operating Expenses	3,353,035	3,361,680	3,413,370	3,363,980	3,363,980
Capital Equipment	0	0	0	0	0
<b>Total Expenditures</b>	<b>\$5,237,957</b>	<b>\$5,262,057</b>	<b>\$5,407,805</b>	<b>\$5,336,526</b>	<b>\$5,336,526</b>



Position Summary					
<u>ADMINISTRATION</u>		<u>HOUSING MANAGEMENT</u>		3	Carpenters II
1	Network/Telecom Analyst II	1	DHCD Property Management	1	Carpenter I
1	Programmer Analyst I		Supervisor	1	General Building Maintenance Worker II
		1	Housing Services Specialist V		
		1	Housing Services Specialist IV	2	General Building Maintenance Workers I
	<u>FINANCIAL MANAGEMENT</u>	1	Housing Services Specialist III		
1	Chief Accounting Fiscal Officer	7	Housing Services Specialists II	1	Painter I
1	Accountant II	2	Housing Services Specialists I	1	Administrative Assistant IV
5	Administrative Assistants III	3	Senior Maintenance Supervisors	2	Administrative Assistants II
1	Administrative Associate			1	Storekeeper
1	Management Analyst I	3	Air Conditioning Equipment Repairers	1	Warehouse Worker-Driver
<u>TOTAL POSITIONS</u>				<b>PT Denotes Part-Time Position</b>	
43 Positions / 42.5 Staff Years					

# Fund 967

## Public Housing Program Projects Under Management

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### FY 2005 Funding Adjustments

*The following funding adjustments from the FY 2004 Revised Budget Plan are necessary to support the FY 2005 program:*

- ◆ **Administration** **\$15,444**  
A net increase in the amount of \$15,444 primarily in Personnel Services associated with salary adjustments necessary to support the County's compensation program.
- ◆ **Utilities** **(\$51,690)**  
A decrease in the amount of \$51,690 due to utility requirements based on usage.
- ◆ **Ordinary Maintenance and Operation** **\$123,168**  
An increase in the amount of \$123,168 primarily for the maintenance of a new Housing Management Software system and Personnel Services associated with salary adjustments necessary to support the County's compensation program.
- ◆ **General Expenses and Tenant Services** **(\$160,451)**  
A net decrease in the amount of \$160,451 primarily associated with a decrease in insurance costs offset by an increase in Personnel Services associated with fringe benefit adjustments necessary to support the County's compensation program.
- ◆ **Other Expenses** **\$2,250**  
An increase in the amount of \$2,250 based on the amortized repayment schedule for the U.S. Department of Housing and Urban Development Section long-term mortgages and Federal Financing Bank bonds.

### Board of Supervisors' Adjustments

*The following funding adjustments reflect all changes to the FY 2005 Advertised Budget Plan, as approved by the Board of Supervisors on April 26, 2004:*

- ◆ The Board of Supervisors made no adjustments to this fund.

### Changes to FY 2004 Adopted Budget Plan

*The following funding adjustments reflect all approved changes in the FY 2004 Revised Budget Plan since passage of the FY 2004 Adopted Budget Plan. Included are all adjustments made as part of the FY 2003 Carryover Review and all other approved changes through December 31, 2003:*

- ◆ **Out-of-Cycle Adjustments** **\$0**  
Subsequent to the FY 2003 Carryover Review, 2/2.0 SYE including 1/1.0 SYE Carpenter II and 1/1.0 SYE General Building Maintenance Worker II, were transferred from Fund 950, FCRHA Partnerships due to the Department of Housing and Community Development agencywide reorganization. Funding for these positions will be absorbed within the Fund 967 budget.
- ◆ **Carryover Adjustments** **\$0**  
As part of the FY 2003 Carryover Review, there was no change to expenditures, however revenues decreased by \$389,641 due to a reduction in the operating subsidy received from the U.S. Department of Housing and Urban Development (HUD) based on a multi-year average of prior years' revenues and expenditures as developed by HUD utilizing their performance funding system.

## Fund 967

### Public Housing Program Projects Under Management

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Admissions and Occupancy policies for this program are governed by the Quality Housing and Work Responsibility Act of 1998 (which amended the United States Housing Act of 1937) and are consistent with the objectives of Title VI of the Civil Rights Act of 1964. Eligibility for admission and occupancy to Low Income Housing requires the applicants to fulfill the following general criteria: (1) qualify as a family, (2) have annual income which does not exceed the income limits for admission to a designated development, and (3) qualify under the Local Preference of working at least 30 hours per week in Fairfax County, being 62 years of age or older, or receiving disability payments based upon that person's ability to work.

*The following funding adjustments reflect all approved changes to the FY 2004 Revised Budget Plan from January 1, 2004 through April 19, 2004. Included are all adjustments made as part of the FY 2004 Third Quarter Review:*

- ◆ **Third Quarter Adjustments** **\$145,748**  
As part of the *FY 2004 Third Quarter Review*, the Board of Supervisors approved an increase of \$145,748 due to an increase of \$51,690 in utility requirements based on usage and Personnel Services increases of \$94,058 to fully fund all positions previously supported by other Department of Housing and Community Development Funds as a result of an anticipated operating deficit at the time the FY 2004 Fund 967 Personnel Services budget was developed. In addition, FY 2004 revenues increased \$138,604 due to increases for rental income, higher than anticipated payments for utilities paid by public housing occupants based on usage, investment income and miscellaneous operating receipts

# Fund 967

## Public Housing Program Projects Under Management

### FUND STATEMENT

Fund Type H96, Public Housing

Fund 967, Projects Under Management

	FY 2003 Actual	FY 2004 Adopted Budget Plan	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan	FY 2005 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$660,654</b>	<b>\$758,160</b>	<b>\$922,372</b>	<b>\$1,022,416</b>	<b>\$753,069</b>
Revenue:					
Dwelling Rental Income <sup>1</sup>	\$4,010,199	\$3,873,892	\$4,010,199	\$4,056,056	\$4,056,056
Excess Utilities	132,844	157,364	132,844	157,364	157,364
Interest on Investments	38,300	58,451	38,300	58,451	58,451
Other Operating Receipts <sup>1</sup>	153,061	118,032	153,061	118,032	118,032
HUD Annual Contribution	239,205	239,075	239,075	241,325	241,325
HUD Subsidy <sup>2</sup>	926,066	1,042,725	665,023	653,084	653,084
<b>Total Revenue</b>	<b>\$5,499,675</b>	<b>\$5,489,539</b>	<b>\$5,238,502</b>	<b>\$5,284,312</b>	<b>\$5,284,312</b>
<b>Total Available</b>	<b>\$6,160,329</b>	<b>\$6,247,699</b>	<b>\$6,160,874</b>	<b>\$6,306,728</b>	<b>\$6,037,381</b>
Expenditures: <sup>3</sup>					
Administration <sup>1</sup>	\$1,455,743	\$1,584,930	\$1,608,833	\$1,624,277	\$1,624,277
Tenant Services	17,582	49,415	49,415	49,465	49,465
Utilities	1,498,557	1,469,973	1,521,663	1,469,973	1,469,973
Ordinary Maintenance and Operation <sup>1</sup>	1,506,129	1,434,837	1,441,880	1,565,048	1,565,048
General Expenses <sup>1</sup>	512,653	462,800	525,912	365,411	365,411
Non Routine Expenditures	14,601	21,027	21,027	21,027	21,027
Other Expenses	232,692	239,075	239,075	241,325	241,325
<b>Total Expenditures</b>	<b>\$5,237,957</b>	<b>\$5,262,057</b>	<b>\$5,407,805</b>	<b>\$5,336,526</b>	<b>\$5,336,526</b>
<b>Total Disbursements</b>	<b>\$5,237,957</b>	<b>\$5,262,057</b>	<b>\$5,407,805</b>	<b>\$5,336,526</b>	<b>\$5,336,526</b>
<b>Ending Balance <sup>4</sup></b>	<b>\$922,372</b>	<b>\$985,642</b>	<b>\$753,069</b>	<b>\$970,202</b>	<b>\$700,855</b>

<sup>1</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments in the amount of \$6,575 have been reflected as an increase to FY 2003 revenues and audit adjustments in the amount \$268,778 have been reflected as an increase to FY 2003 expenditures. The audit adjustments have been included in the FY 2003 Comprehensive Annual Financial Report (CAFR). Details of the FY 2003 audit adjustments have been included in the FY 2004 Third Quarter Package.

<sup>2</sup> Category represents a U.S. Department of Housing and Urban Development (HUD) operating subsidy based on revenue and expenditure criteria developed by HUD utilizing their performance funding system criteria.

<sup>3</sup> Expenditure categories reflecting HUD required cost groupings.

<sup>4</sup> The FY 2004 Revised Budget Plan Ending Balance decreases by more than 10 percent primarily due to projected decreases in rental income and the HUD Operating Subsidy based on multi-year formulas maintained by HUD and an increase in Personnel Services for Pay For Performance expenditures.